



DWELLING UNITS AND ESTIMATED POPULATION

July 1995

City of Gaithersburg, Planning and Code Administration Department
31 South Summit Avenue, Gaithersburg, Maryland 20877
Telephone: (301) 258-6330

PURPOSE AND METHODOLOGY

This document summarizes the number of dwelling units and estimated population in the City of Gaithersburg as of July 1995.

The number of dwelling units was gathered from a combination of sources: county tax records, approved site plans and record plats on file in the City Planning and Code Administration Department, county tax maps, aerials, and phone verification, as well as field inspections conducted by the staff. Information on building completion progress was obtained by calculating permits granted, and the address and number of rental dwelling units was confirmed by rental housing records.

Specific multipliers were used to estimate the number of people living in the City, based on the type of dwelling unit. A multiplier of 3.15 people was used for single-family residences; 2.89 people for townhouses; 2.17 people per apartment unit; and 1 person per elderly dwelling unit and Kentlands urban cottages. These factors were computed using the 1990 Census results for the City of Gaithersburg and differ from the multipliers used countywide.

The statistics in this report are arranged by City planning neighborhood. The City was initially divided into six areas, or neighborhoods, as part of an open space study conducted by the City Department of Parks and Recreation in 1976-1978. Since then, this division of neighborhoods has served as a basis for orderly review in every aspect of City government, including land use and zoning actions.

This population/housing report is used by a great variety of committees, organizations, and individuals for an ever-increasing number of purposes ranging from City-wide programs to studies on implementing affordable housing. It is also available to the public for private use.

All questions regarding the document should be directed to the Planning and Code Administration Department.

CHART DEFINITIONS AND ABBREVIATIONS

CENSUS BLOCK: smallest area for which decennial census data are tabulated; bounded on all sides by visible features (roads, streams, railroad tracks) or non-visible boundaries (city limits).

CENSUS TRACT: a small, relatively permanent division of metropolitan areas delineated for purpose of presenting census data; are relatively homogeneous with respect to population characteristics and contain between 2500 to 8000 inhabitants; have visible and stable boundaries.

CONDOMINIUM (C): townhouses or apartments in which the units are owned individually and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis. The purchaser has title to his interior space and undivided interest in the common space elements. Property is identified in a master deed and recorded on a plat with the local jurisdiction.

CURRENT DWELLING UNIT (CUR DU): a dwelling unit available for occupancy as of the date of this report.

CURRENT POPULATION (CURRENT POP): estimated population based on formula: 3.15 people per single family residence, 2.89 people per townhouse, 2.17 people per apartment and 1 person per unit for the elderly.

FUTURE DWELLING UNIT (FUT DU): a dwelling unit approved for construction or under construction as of the date of this report.

HOMEOWNERS' ASSOCIATION (H): a community association, other than condominium association, which is organized in a development in which individual owners share common interest in open space or facilities. Usually holds title to certain common property, manages and maintains common property and enforces certain covenants and restrictions. (Condominium Associations do not have title to the common property).

NEIGHBORHOOD: one of Gaithersburg's geographical areas first determined in the Open Space Master Plan by the Department of Parks and Recreation; the division serves as an efficient vehicle for updating the City Master Plan and other projects.

OTHER USES: houses and apartments used for purposes other than dwelling units, such as offices, beauty and barber shops, etc.

PROJECTED FUTURE POPULATION (PROJECTED FUT POP): total estimated population upon completion of all approved residential construction projects.

PROJECTED GROWTH: estimated population to be added when units approved for construction or under construction are completed and available for occupancy.

RENTAL (R): a dwelling unit that is available for rent.

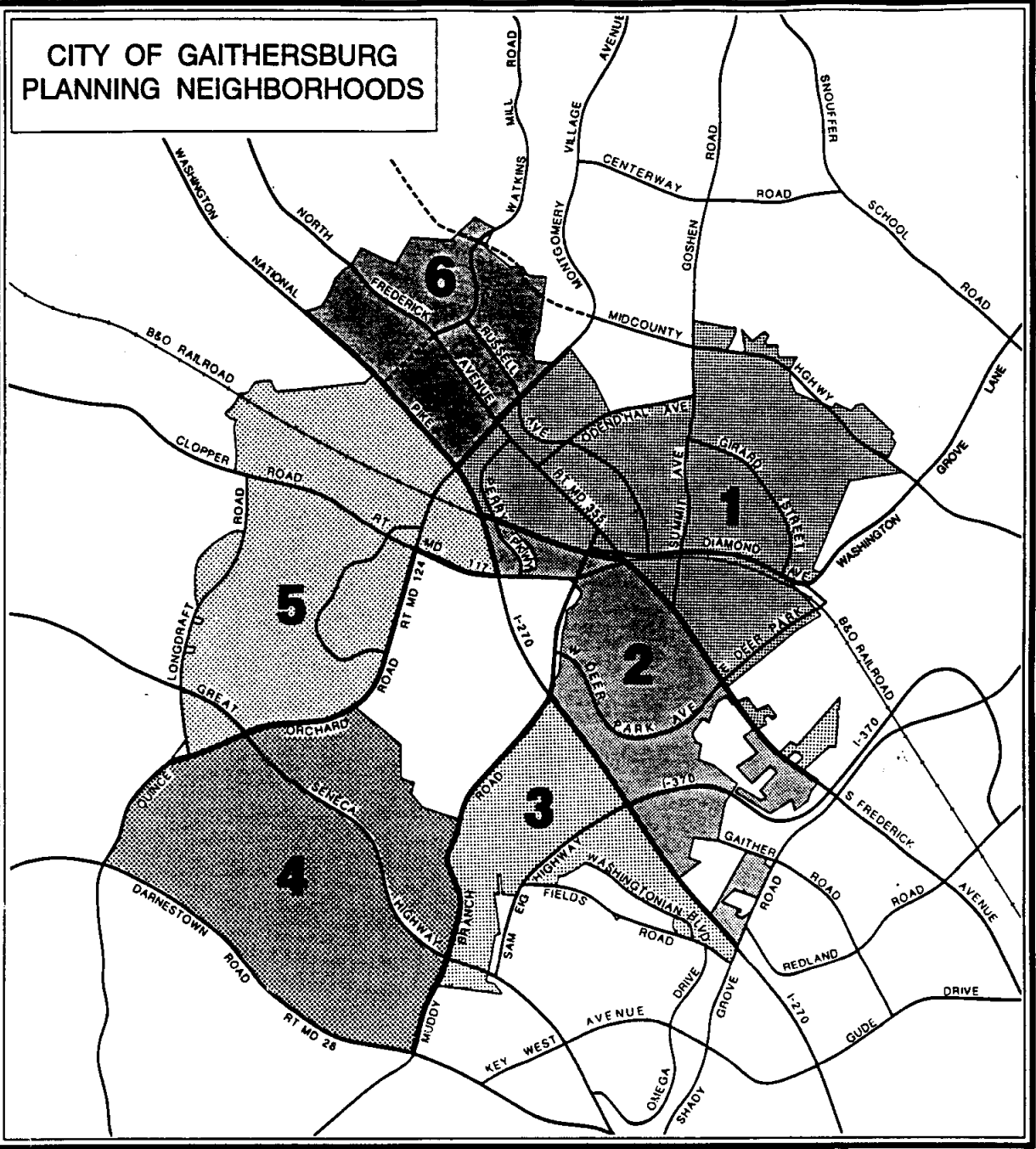
TAX MAP: maps created by the State Department of Assessment and Taxation-streams and roads controlled by planimetric maps compiled by M-NCPPC and U.S.G.S.; coordinates based on W.S.S.C. system; property lines compiled from deed descriptions and record plats.

TO BE COMPLETED (TO BE COMPL): dwelling units approved to be constructed, but not yet built.

UNITS COMPLETED (UNITS COMPL): completed dwelling units ready for occupancy.

UNIT TOTAL: combination of completed and to be completed dwelling units.

CITY OF GAITHERSBURG
PLANNING NEIGHBORHOODS



CITY OF GAITHERSBURG

JULY 1995

01-Jul-95

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 1, OLDE TOWNE		DWELLING UNITS				CURRENT & ESTIMATED POPULATION			CENSUS INFORMATION		
DWELLING TYPE: SINGLE FAMILY POPULATION FACTOR:		H TAX 3.15 C MAP	UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
DEER PARK/LYN PARK/BEANE	H FT 561		401	399	0	2	1,257	6	1,263	7007.04	101,102,103,104,105,106,107,108
EAST DIAMOND	H FT 562		21	15	6	0	47	0	47	7007.08	906 908
EMORY HILLS (COX PROPERTY)	H FT 563		6	0	0	6	0	19	19	7007.09	523A
REALTY PARK	- FT 342		57	56	1	0	176	0	176	7007.07	108 928 107
RUSSELL & BROOKES ADDITION	- FT 562		65	49	14	2	154	6	161	7007.07	101,104,105,106,913,914,924
SAYBROOKE II	H FT 562		143	143	0	0	450	0	450	7007.08	901A
SAYBROOKE IV	H GT 122		19	19	0	0	60	0	60	7007.08	901A
SAYBROOKE VILLAGE	H GT 122		416	416	0	0	1,310	0	1,310	7007.08	901A
SCATTERED 1/	-		7	7	0	0	22	0	22	7007.05	113 & 7007.04 303
WALKER'S ADDITION	H FT 562		28	28	0	0	88	0	88	7007.07	107 106
WALNUT GROVE	C FS 563		52	44	0	8	139	25	164	7007.04	205
(GATEWAY COMMONS)											
WHETSTONE RUN	H FT 562		86	86	0	0	271	0	271	7007.08	901 902 909
SINGLE FAMILY SUBTOTAL			1,301	1,262	21	18	3,975	57	4,032		
DWELLING TYPE: TOWNHOUSES POPULATION FACTOR:		H TAX 2.89 C MAP	UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
ASBURY VILLAS (DUPLEXES)*	* FT 342		74	32	0	42	64	84	148	7007.07	928
AUDUBON SQUARE (FALLBROOK)	H FT 562		234	234	0	0	676	0	676	7007.08	906
CAROLANN COURTS CONDO	C FT 562		24	24	0	0	69	0	69	7007.08	906
WALNUT GROVE (GATEWAY CMNS)	H FS 563		83	83	0	0	240	0	240	7007.04	205
LEE AVENUE DUPLEXES	H FT 562		4	4	0	0	12	0	12	7007.07	913
NEWPORT ESTATES SECTION I	C FT 562		54	54	0	0	156	0	156	7007.08	901A
NEWPORT ESTATES SECTION II	C FT 562		103	103	0	0	298	0	298	7007.08	901A
NEWPORT ESTATES SECTION III	C FT 562		134	134	0	0	387	0	387	7007.08	910
TOWNHOUSE SUBTOTAL			710	668	0	42	1,902	84	1,986		
DWELLING TYPE: APARTMENTS POPULATION FACTOR:		H TAX 2.17 C MAP	UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
ASBURY	* FT 562		733	733	0	0	733	0	733	7007.07	924B
BROOK MANOR	R FT 562		11	11	0	0	24	0	24	7007.07	101
CHESLINE	R FT 341		22	22	0	0	48	0	48	7007.07	126
CRESTWOOD TERRACE	R FT 562		108	108	0	0	234	0	234	7007.08	906
DALAMAR	R FT 342		120	120	0	0	260	0	260	7007.07	117
DEER PARK APARTMENTS	R FT 562		22	22	0	0	48	0	48	7007.08	906
DEER PARK GARDENS	R FT 561		40	38	2	0	82	0	82	7007.04	303
DIAMOND COURTS	R FT 562		26	26	0	0	56	0	56	7007.08	906
DIAMOND OAK CONDOS	C FT 562		36	36	0	0	78	0	78	7007.07	105
FOREST OAK/NAGEL	R FT 562		11	11	0	0	24	0	24	7007.07	101
FOREST OAK TOWERS	R FT 342		175	175	0	0	175	0	175	7007.07	929
FREESTATE	R FT 342		16	16	0	0	35	0	35	7007.07	117
GAITHER HOUSE	R FT 561		95	95	0	0	206	0	206	7007.04	303
LANIGAN	R FT 561		5	5	0	0	11	0	11	7007.04	303
KING	R FT 562		9	9	0	0	20	0	20	7007.07	102
LAKESIDE	R FT 561		45	45	0	0	98	0	98	7007.04	303
LAR-KEN	R FT 562		44	44	0	0	95	0	95	7007.08	906
LYN-BROOK/NAGEL	R FT 562		8	8	0	0	17	0	17	7007.07	101
MONTGOMERY HOUSE	R FT 561		50	50	0	0	109	0	109	7007.04	303
OLDE TOWNE (LEE STREET)	R FT 561		126	126	0	0	273	0	273	7007.07	101 107 913
CAMDEN AT SAYBROOKE	C GT 122		252	252	0	0	547	0	547	7007.08	901A
SCHNEIDER/HOUSE	R FT 342		33	31	2	0	67	0	67	7007.07	929
SEIDL	R FT 562		11	11	0	0	24	0	24	7007.07	101
SPRING RIDGE (LAKEFOREST PL.)	R FT 561		204	204	0	0	443	0	443	7007.08	904 906
STREAMSIDE EAST	R FT 562		237	237	0	0	514	0	514	7007.08	906
STREAMSIDE WEST	R FT 562		182	179	3	0	388	0	388	7007.08	905 906
SUMMIT CREST	R FT 562		232	231	1	0	501	0	501	7007.08	907 906
TY GWYN (CROWN)	R FT 562		25	25	0	0	54	0	54	7007.08	906
VILLA RIDGE (VICTORY FARM)	C FT 562		417	417	0	0	905	0	905	7007.08	906
WAYNE GARDENS	R FT 561		23	23	0	0	50	0	50	7007.04	303
WELLS/KEATING (MILLS/NASH)	R FT 561		18	8	10	0	17	0	17	7007.07	105
WHETSTONE	R FT 342		102	102	0	0	221	0	221	7007.07	928
WOODLAWN PARK	R FT 342		44	44	0	0	95	0	95	7007.07	928
YOUNG (KING II)	R FT 562		6	6	0	0	13	0	13	7007.07	102
APARTMENT SUBTOTAL			3,488	3,470	18	0	6,468	0	6,468		
DWELLING TYPE: SPECIAL PLACES POPULATION FACTOR:		H TAX 1.00 C MAP	UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
ASBURY NURSING HOME	FT 562		1	1	0	0	285	0	285	7007.07	924
WELLS-ROBERTSON HOUSE	FT 561		1	1	0	0	14	0	14	7007.04	109,110,111,203,210,301,302,303
SPECIAL PLACES SUBTOTAL			2	2	0	0	299	0	299		
NEIGHBORHOOD 1 TOTAL			5,501	5,402	39	60	12,644	141	12,785		

1/ SCATTERED INCLUDES ST. MARTIN'S PARISH, 20 S. SUMMIT, AND 525, 529, 601, 607, & 611 S. FREDERICK AVE.

CITY OF GAITHERSBURG

JULY 1995

01-Jul-95

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 2 BRIGHTON	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY H TAX POPULATION FACTOR: C MAP 3.15	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT. POP.	TRACT	BLOCK
BRIGHTON WOODS	FS 563	139	139	0	0	438	0	438	7007.05 201 302 303 304
BROWN'S ADDITION	FT 341	172	172	0	0	542	0	542	7007.05 103,104,105,106,201,304,305,307
DESELLUM OAKS	FT 341	11	0	0	11	0	35	35	7007.05 201 302
KRA-BAR GARDENS	FS 563	28	28	0	0	88	0	88	7007.05 201 302
LONDONDERRY/WATER'S WAY	FT 341	18	18	0	0	57	0	57	7007.07 118 304 305 306 307
MEEM'S ADDITION	FT 341	49	49	0	0	154	0	154	7007.07 103 110 111 116
OBSERVATORY HEIGHTS	FT 341	60	58	0	2	183	6	189	7007.05 103 107 119 201
ROSEMONT	FS 563	51	51	0	0	161	0	161	7007.05 401A,402,406,407,408,410
SUNNYSIDE COURTS	FT 341	18	18	0	0	57	0	57	7007.05 304
SUMMIT HALL ESTATES	FT 341	32	32	0	0	101	0	101	7007.05 302 304
SUMMIT HALL-SUMMIT PARK	FT 561	16	16	0	0	50	0	50	7007.05 304 119 201
THOMAS ADDITION	FT 341	2	2	0	0	6	0	6	7007.05 201 304
SINGLE FAMILY SUBTOTAL		596	583	0	13	1,836	41	1,877	

DWELLING TYPE: TOWNHOUSES H TAX POPULATION FACTOR: C MAP 2.89	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT. POP.	TRACT	BLOCK
BRIGHTON EAST I CONDOS	C FS 343	45	45	0	0	130	0	130	7007.05 312
BRIGHTON EAST II CONDOS	C FS 343	69	69	0	0	199	0	199	7007.05 307 308
BRIGHTON EAST III CONDOS	C FS 343	41	41	0	0	118	0	118	7007.05 307
CEDAR VILLAGE CONDOS	C FS 563	45	45	0	0	130	0	130	7007.05 313
CASEY TOWNHOUSES (RENTALS)	R FS 563	12	12	0	0	35	0	35	7007.05 301
DEER PARK PLACE	H FS 343	145	145	0	0	419	0	419	7007.05 312
FOXWOOD	H FT 341	112	112	0	0	324	0	324	7007.05 307
SPRINGHOLLOW	H FT 341	11	11	0	0	32	0	32	7007.05 103
TOWNHOUSE SUBTOTAL		480	480	0	0	1,387	0	1,387	

DWELLING TYPE: APARTMENTS H TAX POPULATION FACTOR: C MAP 2.17	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT. POP.	TRACT	BLOCK
DIAMOND HOUSE	R FT 341	17	17	0	0	37	0	37	7007.05 103
EXECUTIVE GARDENS	R FT 561	85	84	1	0	182	0	182	7007.05 103
FIRESIDE CONDOS	C FS 343	258	258	0	0	560	0	560	7007.05 309 310 311 314 315
LILAC GARDENS CONDOS	C FT 341	31	31	0	0	67	0	67	7007.05 103
ROSEDALE	R FS 563	192	191	1	0	414	0	414	7007.05 407 410
SEIDL 49 W. DIA.	R FT 341	35	35	0	0	76	0	76	7007.05 103
STRATFORD PLACE	R FT 561	350	349	1	0	757	0	757	7007.05 201
SUMMIT HALL	R FT 341	22	22	0	0	48	0	48	7007.05 103
WEST DEER PARK	R FS 563	198	198	0	0	430	0	430	7007.05 202
APARTMENT SUBTOTAL		1,188	1,185	3	0	2,571	0	2,571	

NEIGHBORHOOD 2 TOTAL		2,264	2,248	3	13	5,795	41	5,836	
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**CITY OF GAITHERSBURG
JULY 1995
DWELLING UNITS AND ESTIMATED POPULATION**

01-Jul-95

NEIGHBORHOOD 3 LUDDY BRANCH	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS INFORMATION
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DWELLING TYPE: SINGLE FAMILY						CURRENT PROJECTED PROJECTED				
POPULATION FACTOR:	H TAX	UNIT	UNITS	OTHER	TO BE					
	3.15 C MAP	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP	TRACT	BLOCK
MISSION HILLS	FS 341	52	49	0	3	154	9	164	7008.01	913
WASH. VILLAGE (CRESTFIELD)	FS 342	90	90	0	0	284	0	284	7008.01	906A
SINGLE FAMILY SUBTOTAL		142	139	0	3	438	9	447		

DWELLING TYPE: TOWNHOUSES						CURRENT PROJECTED PROJECTED				
POPULATION FACTOR:	H TAX	UNIT	UNITS	OTHER	TO BE					
	2.89 C MAP	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP	TRACT	BLOCK
BRIGHTON WEST I CONDOS	C FS 343	49	49	0	0	142	0	142	7008.01	901A
BRIGHTON WEST II CONDOS	C FS 343	46	46	0	0	133	0	133	7008.01	901A
BRIGHTON WEST III CONDOS	C FS 343	49	49	0	0	142	0	142	7008.01	901A
BRIGHTON WEST IV CONDOS	C FS 343	52	52	0	0	150	0	150	7008.01	901A
BRIGHTON WEST V CONDOS	C FS 343	59	59	0	0	171	0	171	7008.01	901A
GREENS OF WARTHER	C FS 342	159	159	0	0	460	0	460	7008.01	909A
PARK SUMMIT	H FS 343	323	323	0	0	933	0	933	7008.01	901A
SHADY GROVE VILLAGE I PAR	H FS 342	177	177	0	0	512	0	512	7008.01	904 907 908
SHADY GROVE VILLAGE II PAR	C FS 342	122	122	0	0	353	0	353	7008.01	904 906
SHADY GROVE VILLAGE II PAR	C FS 342	108	108	0	0	312	0	312	7008.01	904
SHADY GROVE VILLAGE III SEC	H FS 342	80	80	0	0	231	0	231	7008.01	906
TOWNS OF WARTHER	H FS 342	123	123	0	0	355	0	355	7008.01	909A
WASHINGTONIAN TOWNS	H FS 342	212	212	0	0	613	0	613	7008.01	909A 912
TOWNHOUSE SUBTOTAL		1,559	1,559	0	0	4,506	0	4,506		

DWELLING TYPE: APARTMENTS						CURRENT PROJECTED PROJECTED				
POPULATION FACTOR:	H TAX	UNIT	UNITS	OTHER	TO BE					
	2.17 C MAP	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP	TRACT	BLOCK
BRIGHTON VILLAGE	R FS 343	600	596	4	0	1,293	9	1302	7008.01	902 903
GOVERNOR'S SQUARE	R FS 343	238	238	0	0	516	0	516	7008.01	901A
PARK SUMMIT CONDOMINIUMS	C FS 343	72	72	0	0	156	0	156	7008.01	901A
SUBURBAN PARK	R FS 342	168	168	0	0	365	0	365	7008.01	906A
APARTMENT SUBTOTAL		1,078	1,074	4	0	2,331	9	2339		

NEIGHBORHOOD 3 TOTAL		2,779	2,772	4	3	7,274	18	7,292		
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CITY OF GAITHERSBURG
JULY 1995
DWELLING UNITS AND ESTIMATED POPULATION

01-Jul-95

NEIGHBORHOOD 4, KENTLANDS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY POPULATION FACTOR:	H TAX C MAP	UNIT TOTAL	UNITS OTHER COMPL	TO BE USES COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
3.15									
KENTLANDS:									
GATEHOUSE	ES 562	146	138	0	8	435	25	460	7008.06 105
HORSESHOE LOTS	ES 563	2	1	0	1	3	3	6	7008.06 105
HILL DISTRICT II	ES 563	45	42	0	3	132	9	142	7008.06 105
HILL DISTRICT III	ES 562	70	47	0	23	148	72	221	7008.06 105
HILL DISTRICT IV	ES 562	73	24	0	49	78	154	230	7008.06 105
LOWER LAKE DISTRICT	ES 563	16	16	0	0	50	0	50	7008.06 105
MIDDLE AND UPPER LAKE (SDP-4)	ES 563	63	1	0	62	3	195	198	7008.06 105
OLD FARM PHASE I	ES 563	17	13	0	4	41	13	54	7008.06 105
OLD FARM PHASE II	ES 562	5	5	0	0	16	0	16	7008.06 105
OLD FARM PHASE III	ES 562	14	14	0	0	44	0	44	7008.06 105
TSCH. SQ. RD. K-946	ES 562	28	20	0	8	63	25	88	7008.06 105
KENTLANDS SUBTOTAL		479	321	0	158	1,011	498	1,509	
QUINCE ORCHARD PARK:									
PARKLANDS PHASE I	FS 123	116	0	0	116	0	365	365	7008.06 105B
PARKLANDS PHASE II	FS 123	159	0	0	159	0	501	501	7008.06 105B
WASHINGTONIAN WOODS	FT 121	375	375	0	0	1,181	0	1,181	7008.06 105
WESTLEIGH	FS 121	192	192	0	0	605	0	605	7008.06 105A 106 107 108
WOODLANDS AT MUDDY BRANCH	FT 121	71	0	0	71	0	224	224	7008.06 105
SINGLE FAMILY SUBTOTAL		1,392	888	0	504	2,797	1,588	4,385	

DWELLING TYPE: TOWNHOUSES POPULATION FACTOR:	H TAX C MAP	UNIT TOTAL	UNITS OTHER COMPL	TO BE USES COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
2.89									
KENTLANDS:									
GATEHOUSE	H ES 562	46	42	0	4	121	12	133	7008.06 105
HILL DISTRICT I	H ES 563	6	6	0	0	17	0	17	7008.06 105
HILL DISTRICT II	H ES 563	46	38	0	8	110	23	133	7008.06 105
HILL DISTRICT I (SDP) KENDRICK	H ES 563	6	6	0	0	17	0	17	7008.06 105
HILL DISTRICT IV	H ES 563	23	23	0	0	66	0	66	7008.06 105
HORSESHOE LOTS	H ES 563	32	32	0	0	92	0	92	7008.06 105
OLD FARM PHASE II	H ES 562	7	7	0	0	20	0	20	7008.06 105
OLD FARM PHASE III	H ES 562	23	23	0	0	66	0	66	7008.06 105
MIDDLE & UPPER LAKE (SDP-4)	H ES 562	21	6	0	15	17	43	61	7008.06 105
ROCKY GORGE (KENTLANDS RIDGE)	H ES 563	51	51	0	0	147	0	147	7008.06 105
TSCH. SQ. RD. K-946	H FS 123	31	23	0	8	66	23	90	7008.06 105
KENTLANDS SUBTOTAL		292	257	0	35	743	101	844	
AMBERFIELD	H FS 342	394	394	0	0	1,139	0	1,139	7008.06 105
THE ORCHARDS	H ES 562	166	166	0	0	480	0	480	7008.06 105
QUINCE ORCHARD PARK:									
PARKLANDS PHASE I	FS 123	86	0	0	86	0	249	249	7008.06 105B
PARKLANDS PHASE II	FS 123	78	0	0	78	0	225	225	7008.06 105B
TOWNHOUSE SUBTOTAL		852	817	0	35	2,361	101	2,462	

DWELLING TYPE: APARTMENTS POPULATION FACTOR:	H TAX C MAP	UNIT TOTAL	UNITS OTHER COMPL	TO BE USES COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
2.17									
KENTLANDS:									
BUZZUTO CONDOS (BEACON SQ)	C ES 562	56	56	0	0	122	0	122	7008.06 105
HILL DISTRICT I (KENDRICK PL)	C ES 563	84	84	0	0	182	0	182	7008.06 105
MID. & UPP. LAKE APTS. (SDP-4)	ES 563	28	28	0	0	61	0	61	7008.06 105
KENTLANDS RIDGE	C ES 563	60	60	0	0	130	0	130	7008.06 105
UPTOWN (BEACON SQ)	C FS 123	240	240	0	0	521	0	521	7008.06 105
KENTLANDS SUBTOTAL		468	468	0	0	1,016	0	1,016	
QUINCE ORCHARD PARK:									
PARKLANDS PHASE I	FS 123	0	0	0	0	0	0	0	7008.06 105B
PARKLANDS PHASE II	FS 123	112	0	0	112	0	243	243	7008.06 105B
TIMBERBROOK	FS 342	168	42	0	126	91	273	365	7008.06 105
WASHINGTONIAN WOODS	C FS 122	200	200	0	0	434	0	434	7008.06 105
APARTMENT SUBTOTAL		948	710	0	238	1,541	516	2,057	

DWELLING TYPE: OTHER POPULATION FACTOR:	H TAX C MAP	UNIT TOTAL	UNITS OTHER COMPL	TO BE USES COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
1.00									
OTHER: KENTLANDS URB. COTTAGES									
SDP-1	H ES 563	45	25	0	20	25	20	45	
SDP-2	H ES 563	44	0	0	44	0	44	44	7008.06 105
SDP-4 (MIDDLE AND UPPER LAKE)	H ES 563	31	0	0	31	0	31	31	7008.06 105
OTHER DWELLING SUBTOTAL		120	25	0	95	25	95	120	

NEIGHBORHOOD 4 TOTAL 3,312 2,440 0 872 6,724 2,300 9,024

* KENTLANDS UNIT TYPE TOTALS SUBJECT TO FUTURE SCHEMATIC DEVELOPMENT PLAN APPROVALS
AND/OR FINAL SITE PLAN APPROVALS

NOTE: URBAN COTTAGE IS AN ACCESSORY APARTMENT ABOVE A GARAGE.
MIDTOWN FORECASTS CONSIST OF: 45% TOWNHOMES, 45% APARTMENTS & 10% URBAN COTTAGES

CITY OF GAITHERSBURG

JULY 1995

01-Jul-95

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 5, DIAMOND FARMS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE : SINGLE FAMILY H TAX POPULATION FACTOR	C MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
3.15										
BRIDLEWOOD (FERNSHIRE)	H ES 563	80	80	0	0	252	0	252	7008.05	501
DIAMOND COURTS	FT 121	200	200	0	0	630	0	630	7008.05	407 410 411 412 501
DIAMOND HOUSE	FT 122	1	1	0	0	3	0	3	7008.05	301
FERNSHIRE WOODS	H ET 561	14	14	0	0	44	0	44	7008.05	501
GAME PRESERVE WOODS	FT 123	12	0	0	12	0	38	38	7007.06	905B
HIDDEN ORCHARDS	H FT 121	23	23	0	0	72	0	72	7008.05	501
HUNTER'S TRACE	FT 121	33	33	0	0	104	0	104	7008.05	411
JOAN'S HILL	FT 122	8	8	0	0	25	0	25	7007.06	905A
LEAFY OVERLOOK	FT 122	3	3	0	0	9	0	9	7008.05	402
LONGDRAFT ESTATES	H ES 563	40	40	0	0	126	0	126	7008.05	501
ORCHARD HILLS	H FT 122	91	45	0	46	142	145	287	7008.05	501
PHEASANT RUN	H FT 122	152	152	0	0	479	0	479	7008.05	301,304,305,306,307,308,403,404,405
REDA SQUARE	H ET 561	68	68	0	0	214	0	214	7008.05	501
WEST RIDING	ET 561	105	105	0	0	331	0	331	7008.05	407 501
SINGLE FAMILY SUBTOTAL		830	772	0	58	2,432	183	2,615		

DWELLING TYPE : TOWNHOUSES H TAX POPULATION FACTOR:	C MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
2.89										
JENNINGTON (ECHO DALE)	H FT 122	296	296	0	0	855	0	855	7007.06	904 907 910
DIAMOND FARMS	H FT 121	270	270	0	0	780	0	780	7008.05	101 102 501 503
DORSEY ESTATES	H FT 122	49	49	0	0	142	0	142	7007.06	907
FERNSHIRE FARMS/COVENTRY	H FS 123	342	342	0	0	988	0	988	7008.05	501
ORCHARD PLACE	H FT 121	156	156	0	0	451	0	451	7008.05	101 103
ORCHARD RIDGE	FT 122	33	0	0	33	0	95	95	7008.05	301
PHEASANT RUN (DUPLEXES)	H FT 122	64	64	0	0	185	0	185	7008.05	301 304 305 402
SENECA MEWS	FT 121	30	7	0	23	20	66	87	7008.05	304
TOWNHOUSE SUBTOTAL		1,240	1,184	0	56	3,422	162	3,584		

DWELLING TYPE : APARTMENTS H TAX POPULATION FACTOR:	C MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
2.17										
DIAMOND SQUARE	R FT 342	120	120	0	0	260	0	260	7007.06	914
ORCHARD POND	R FT 122	747	743	4	0	1,612	13	1,625	7007.06	908 918 919
POTOMAC OAKS CONDOS	C FT 121	540	539	1	0	1,170	3	1,173	7008.05	101 102
QUINCE ORCHARD CLUSTERS	R FT 122	684	684	0	0	1,484	0	1,484	7008.05	204 301
APARTMENT SUBTOTAL		2,091	2,086	5	0	4,527	16	4,542		

NEIGHBORHOOD 5 TOTAL		4,161	4,042	5	114	10,380	360	10,740		
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CITY OF GAITHERSBURG

JULY 1995

01-Jul-95

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 6 GAITHERSBURG NORTH	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY H TAX POPULATION FACTOR C MAP 3.15	UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
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FT 348

SCATTERED @ WATKINS MILL RD.	FU 341	3	3	0	0	9	0	9	7007.07	903A
SINGLE FAMILY SUBTOTAL		3	3	0	0	9	0	9		

DWELLING TYPE: TOWNHOUSES H TAX POPULATION FACTOR C MAP 2.89	UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
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CARRIAGE HILL	H FT 343	39	39	0	0	113	0	113	7007.07	903A
MONTGOMERY MEADOWS SEC. I	H FT 343	158	158	0	0	457	0	457	7007.07	911 912
MONTGOMERY MEADOWS SEC. II	H FU 341	207	207	0	0	598	0	598	7007.07	905
MONTGOMERY MEADOWS SEC. III	H FU 341	93	93	0	0	269	0	269	7007.07	905
(LAKEFOREST GLEN)										
WOODLAND HILLS	H FT 343	258	258	0	0	746	0	746	7007.07	903A 904
TOWNHOUSE SUBTOTAL		755	755	0	0	2,182	0	2,182		

DWELLING TYPE: APARTMENT H TAX POPULATION FACTOR C MAP 2.17	UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
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HUNT CLUB	R FT 343	336	333	3	0	723	9	732	7007.07	919A
MONTGOMERY KNOLLS	R FT 343	210	210	0	0	456	0	456	7007.07	911
VILLAGE OVERLOOK (HYDE PARK)	C FT 343	270	270	0	0	586	0	586	7007.07	903
WINDBROOKE CONDOS	C FU 341	130	130	0	0	282	0	282	7007.07	903
APARTMENT SUBTOTAL		946	943	3	0	2,046	9	2,056		

NEIGHBORHOOD 6 TOTAL		1,704	1,701	3	0	4,238	9	4,247		
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CITY OF GAITHERSBURG

JULY 1995

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD AREA	TOTAL UNITS APPROVED	TOTAL UNITS COMPLETED	OTHER USES NON/RES	UNITS TO BE COMPLETED	CURRENT ESTIMATED POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE POPULATION
NEIGHBORHOOD 1	5,501	5,402	39	60	12,644	141	12,785
NEIGHBORHOOD 2	2,264	2,248	3	13	5,795	41	5,836
NEIGHBORHOOD 3	2,779	2,772	4	3	7,274	18	7,292
NEIGHBORHOOD 4	3,312	2,440	0	872	6,724	2,300	9,024
NEIGHBORHOOD 5	4,161	4,042	5	114	10,380	360	10,740
NEIGHBORHOOD 6	1,704	1,701	3	0	4,238	9	4,247
OVERALL CITY TOTALS	19,721	18,605	54	1,062	47,055	2,870	49,925

APPROVED DWELLING UNITS BY HOUSING TYPE

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	APARTMENTS	OTHER RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,301	710	3,488	2	5,501
NEIGHBORHOOD 2	596	480	1,188		2,264
NEIGHBORHOOD 3	142	1,559	1,078		2,779
NEIGHBORHOOD 4	1,392	852	948	120	3,312
NEIGHBORHOOD 5	830	1,240	2,091		4,161
NEIGHBORHOOD 6	3	755	946		1,704
OVERALL CITY TOTALS	4,264	5,596	9,739	122	19,721

COMPLETED DWELLING UNITS BY HOUSING TYPE

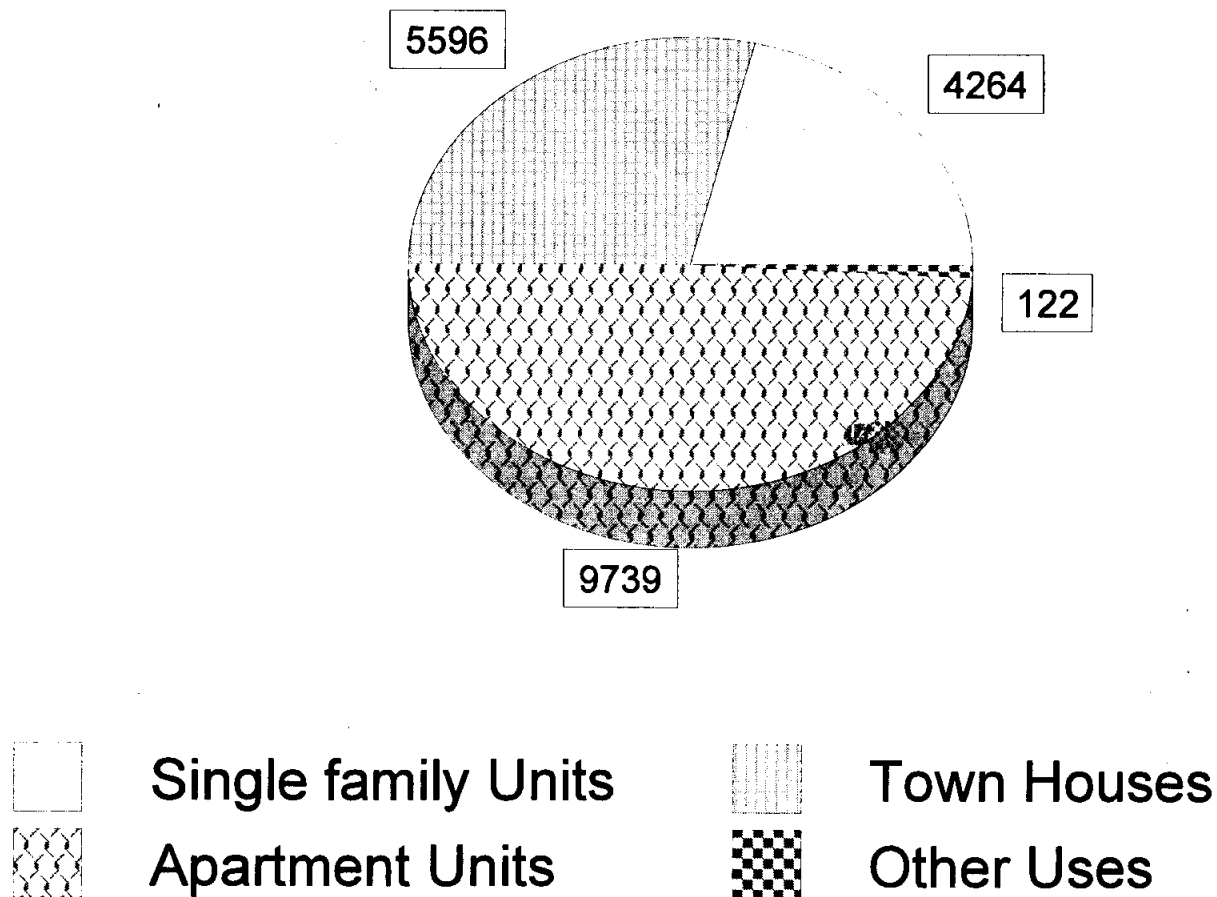
NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	APARTMENTS	OTHER RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,262	668	3,470	41	5,441
NEIGHBORHOOD 2	583	480	1,185	3	2,251
NEIGHBORHOOD 3	139	1,559	1,074	4	2,776
NEIGHBORHOOD 4	888	817	710	25	2,440
NEIGHBORHOOD 5	772	1,184	2,086	5	4,047
NEIGHBORHOOD 6	3	755	943	3	1,704
OVERALL CITY TOTALS	3,647	5,463	9,468	81	18,659

HOUSING TYPE BY PERCENTAGE

TYPE OF DWELLING UNIT	APPROVED TOTAL UNITS	PERCENT OF UNIT TOTAL	CURRENT DWELLING UNITS	PERCENT OF CURRENT	FUTURE DWELLING UNITS	PERCENT OF FUTURE TOTAL
SINGLE FAMILY UNITS	4,264	21.6%	3,647	19.5%	617	58.1%
TOWNHOUSE UNITS	5,596	28.4%	5,463	29.3%	133	12.5%
APARTMENT UNITS	9,739	49.4%	9,468	50.7%	271	25.5%
OTHER	122	0.6%	81	0.4%	41	3.9%
OVERALL CITY TOTALS	19,721	100.0%	18,659	100.0%	1,062	100.0%

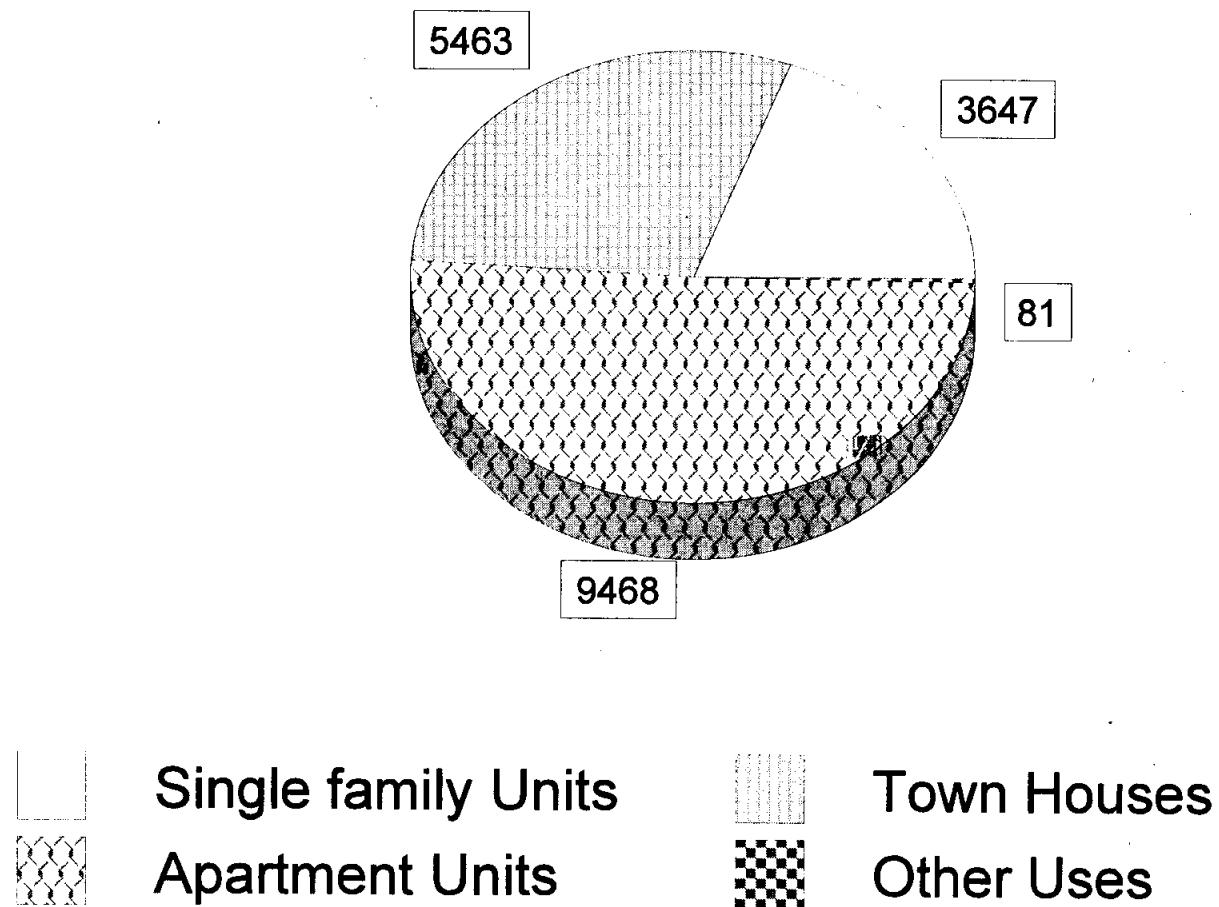
Housing Type By Percentage

Approved Total Units, July 1995



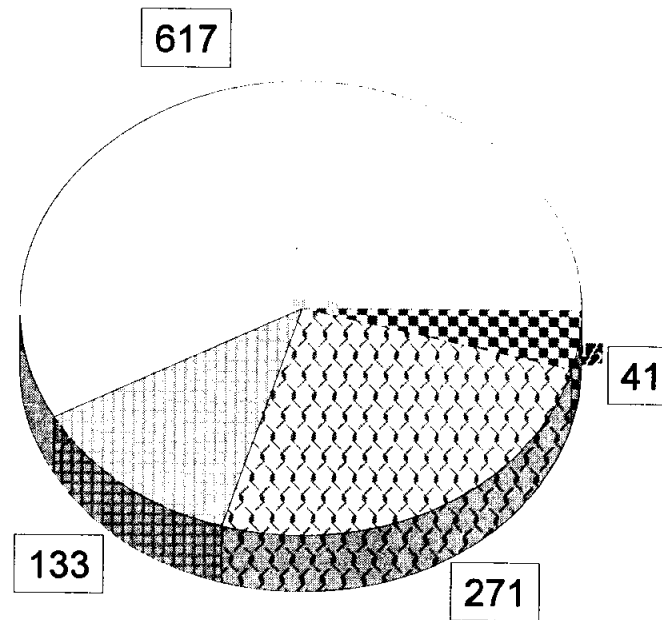
Housing Type By Percentage

Current Dwelling Units, July 1995



Housing Type By Percentage

Future Dwelling Units, July 1995



Single family Units

Apartment Units



Town Houses

Other Uses

Final Review Copy

CITY OF GAITHERSBURG

DWELLING UNITS

AND ESTIMATED POPULATION

Draft
July 1996

*Keep
in
draft
status
for
review*



PLANNING AND CODE ADMINISTRATION DEPARTMENT
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
TELEPHONE: (301) 258-6330

PURPOSE AND METHODOLOGY

This document summarizes the number of dwelling units and estimated population in the City of Gaithersburg as of July 1996 .

The number of dwelling units was gathered from a combination of sources: county tax records, approved site plans and record plats on file in the City Planning and Code Administration Department, county tax maps, aerials, and phone verification, as well as field inspections conducted by the staff. Information on building completion progress was obtained by calculating permits granted, and the address and number of rental dwelling units was confirmed by rental housing records.

Specific multipliers were used to estimate the number of people living in the City, based on the type of dwelling unit. A multiplier of 3.15 people was used for single-family residences; 2.89 people for townhouses; 2.17 people per apartment unit; and 1 person per elderly dwelling unit and Kentlands urban cottages. These factors were computed using the 1990 Census results for the City of Gaithersburg and differ from the multipliers used countywide.

The statistics in this report are arranged by City planning neighborhood. The City was initially divided into six areas, or neighborhoods, as part of an open space study conducted by the City Department of Parks and Recreation in 1976-1978. Since then, this division of neighborhoods has served as a basis for orderly review in every aspect of City government, including land use and zoning actions.

This population/housing report is used by a great variety of committees, organizations, and individuals for an ever-increasing number of purposes ranging from City-wide programs to studies on implementing affordable housing. It is also available to the public for private use.

All questions regarding the document should be directed to the Planning and Code Administration Department.

CHART DEFINITIONS AND ABBREVIATIONS

CENSUS BLOCK: smallest area for which decennial census data are tabulated; bounded on all sides by visible features (roads, streams, railroad tracks) or non-visible boundaries (city limits).

CENSUS TRACT: a small, relatively permanent division of metropolitan areas delineated for purpose of presenting census data; are relatively homogeneous with respect to population characteristics and contain between 2500 to 8000 inhabitants; have visible and stable boundaries.

CONDOMINIUM (C): townhouses or apartments in which the units are owned individually and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis. The purchaser has title to his interior space and undivided interest in the common space elements. Property is identified in a master deed and recorded on a plat with the local jurisdiction.

CURRENT DWELLING UNIT (CUR DU): a dwelling unit available for occupancy as of the date of this report.

CURRENT POPULATION (CURRENT POP): estimated population based on formula: 3.15 people per single family residence, 2.89 people per townhouse, 2.17 people per apartment and 1 person per unit for the elderly and Kentlands urban cottages.

FUTURE DWELLING UNIT (FUT DU): a dwelling unit approved for construction or under construction as of the date of this report.

HOMEOWNERS' ASSOCIATION (H): a community association, other than condominium association, which is organized in a development in which individual owners share common interest in open space or facilities. Usually holds title to certain common property, manages and maintains common property and enforces certain covenants and restrictions. (Condominium Associations do not have title to the common property).

NEIGHBORHOOD: one of Gaithersburg's geographical areas first determined in the Open Space Master Plan by the Department of Parks and Recreation; the division serves as an efficient vehicle for updating the City Master Plan and other projects.

OTHER USES: houses and apartments used for purposes other than dwelling units, such as offices, beauty and barber shops, etc.

PROJECTED FUTURE POPULATION (PROJECTED FUT POP): total estimated population upon completion of all approved residential construction projects.

PROJECTED GROWTH: estimated population to be added when units approved for construction or under construction are completed and available for occupancy.

RENTAL (R): a dwelling unit that is available for rent.

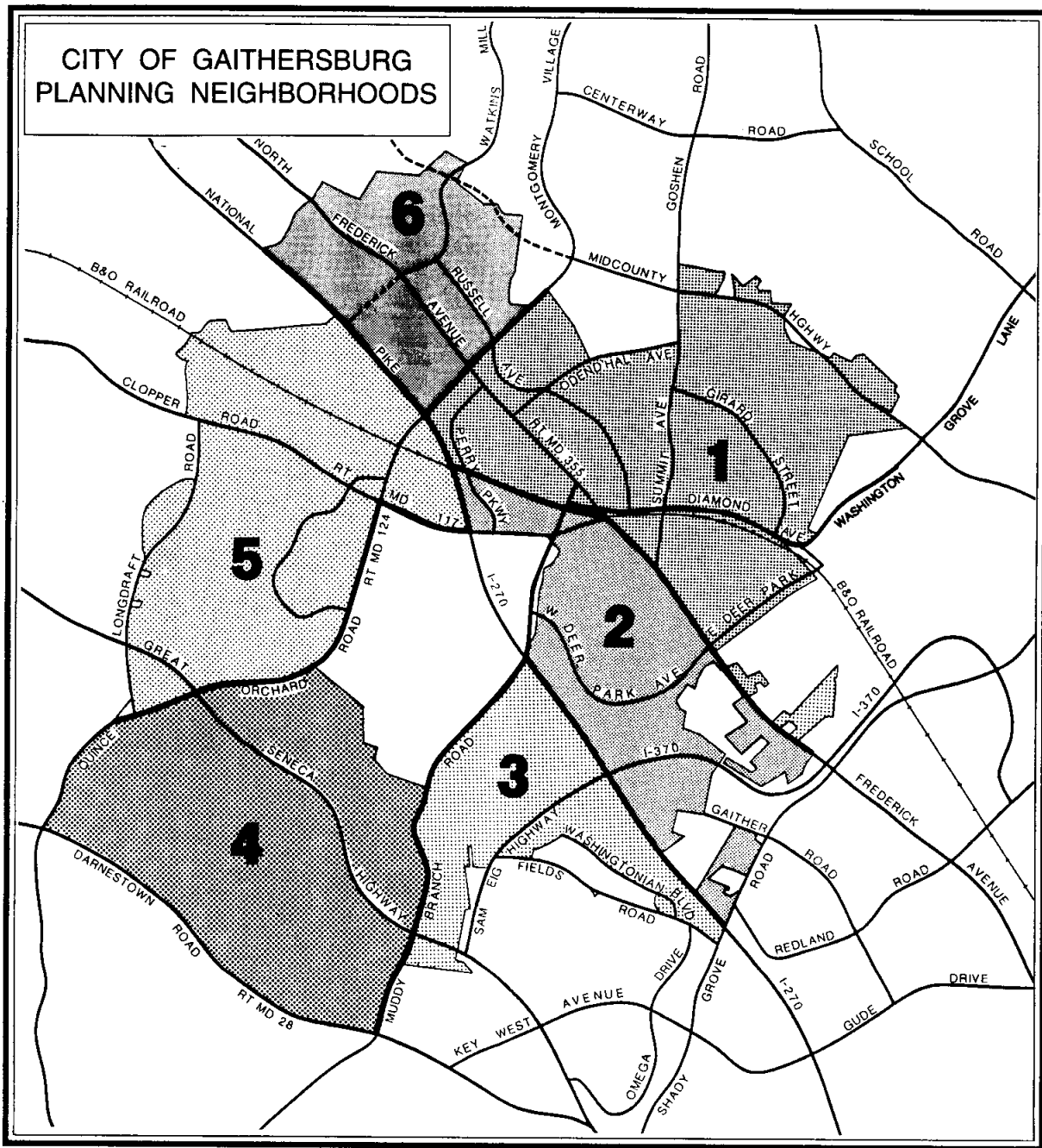
TAX MAP: maps created by the State Department of Assessment and Taxation-streams and roads controlled by planimetric maps compiled by M-NCPPC and U.S.G.S.; coordinates based on W.S.S.C. system; property lines compiled from deed descriptions and record plats.

TO BE COMPLETED (TO BE COMPL): dwelling units approved to be constructed, but not yet built.

UNITS COMPLETED (UNITS COMPL): completed dwelling units ready for occupancy.

UNIT TOTAL: combination of completed and to be completed dwelling units.

CITY OF GAITHERSBURG
PLANNING NEIGHBORHOODS



CITY OF GAITHERSBURG			
JULY 1996			
01-JULY-96	DWELLING UNITS AND ESTIMATED POPULATION		

NEIGHBORHOOD 1 OLDE TOWNE	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY		POPULATION FACTOR: H TAX 3.15 C MAP				UNIT TOTAL	UNITS COMPLE	OTHER USES	TO BE COMPLE	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
DEER PARK/LYNPARK/BEANE	FT 561	400	400	0	0	1,260	0	1,260	7007.04	101,102,103,104,105,106,107,108				
EAST DIAMOND	FT 562	21	15	6	0	47	0	47	7007.08	906 908				
EMORY HILLS (COX PROPERTY)	FT 563	6	0	0	6	0	19	19	7007.09	523A				
REALTY PARK	FT 342	57	56	1	0	176	0	176	7007.07	108 928 107				
RUSSELL & BROOKES ADDITION	FT 562	65	49	14	2	154	6	161	7007.07	101,104,105,106,913,914,924				
SAYBROOKE II	H FT 562	143	143	0	0	450	0	450	7007.08	901A				
SAYBROOKE IV	H GT 122	19	19	0	0	60	0	60	7007.08	901A				
SAYBROOKE VILLAGE	H GT 122	416	416	0	0	1,310	0	1,310	7007.08	901A				
SCATTERED I/		7	7	0	0	22	0	22	7007.05	113 & 7007.04 303				
WALKER'S ADDITION	FT 562	28	28	0	0	88	0	88	7007.07	107 106				
GATEWAY COMMONS	C FS 563	52	52	0	0	164	0	164	7007.04	205				
WHETSTONE RUN	H FT 562	86	86	0	0	271	0	271	7007.08	901 902 909				
SINGLE FAMILY SUBTOTAL		1,300	1,271	21	8	4,004	25	4,029						

1/ SCATTERED INCLUDES ST. MARTIN'S PARISH, 20 S. SUMMIT, AND 525, 529, 601, 607, & 611 S. FREDERICK AVE.

DWELLING TYPE: TOWNHOUSES										
POPULATION FACTOR: H TAX 2.89 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
ASBURY VILLAS (DUPLEXES)*	FT 342	74	74	0	0	148	0	148	7007.07	928
AUDUBON SQUARE (FALLBROOK)	H FT 562	234	234	0	0	676	0	676	7007.08	906
CAROLANN COURTS CONDO	C FT 562	24	24	0	0	69	0	69	7007.08	906
GATEWAY COMMONS	H FS 563	83	83	0	0	240	0	240	7007.04	205
LEE AVENUE DUPLEXES	H FT 562	4	4	0	0	12	0	12	7007.07	913
NEWPORT ESTATES SECTION I	C FT 562	54	54	0	0	156	0	156	7007.08	901A
NEWPORT ESTATES SECTION II	C FT 562	103	103	0	0	298	0	298	7007.08	901A
NEWPORT ESTATES SECTION III	C FT 562	134	134	0	0	387	0	387	7007.08	910
TOWNHOUSE SUBTOTAL		710	710	0	0	1,986	0	1,986		

* POPULATION FACTOR: 2

Reason for change from Jan

NEIGHBORHOOD 1, CONTINUED OLDE TOWNE	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: APARTMENTS				POPULATION FACTOR: H TAX				UNIT UNITS OTHER TO BE				CURRENT PROJECTED PROJECTED			TRACT		BLOCK	
2.17 C MAP				TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP								
ASBURY*			FT 562	733	733	0	0	733	0	733	7007.07					924B		
BROOK MANOR	R		FT 562	11	11	0	0	24	0	24	7007.07					101		
CHESLINE	R		FT 341	22	22	0	0	48	0	48	7007.07					126		
CRESTWOOD TERRACE	R		FT 562	108	108	0	0	234	0	234	7007.08					906		
DALAMAR	R		FT 342	120	120	0	0	260	0	260	7007.07					117		
DEER PARK APARTMENTS	R		FT 562	22	22	0	0	48	0	48	7007.08					906		
DEER PARK GARDENS	R		FT 561	40	38	2	0	82	0	82	7007.04					303		
DIAMOND COURTS	R		FT 562	26	26	0	0	56	0	56	7007.08					906		
DIAMOND OAK CONDOS	C		FT 562	36	36	0	0	78	0	78	7007.07					105		
FOREST OAK/NAGEL	R		FT 562	11	11	0	0	24	0	24	7007.07					101		
FOREST OAK TOWERS	R		FT 342	175	175	0	0	0	0	0	7007.07					929		
FREESTATE	R		FT 342	16	16	0	0	35	0	35	7007.07					117		
GAITHER HOUSE	R		FT 561	95	95	0	0	206	0	206	7007.04					303		
LANIGAN	R		FT 561	5	5	0	0	11	0	11	7007.04					303		
KING	R		FT 562	9	9	0	0	20	0	20	7007.07					102		
LAKESIDE	R		FT 561	45	45	0	0	98	0	98	7007.04					303		
LAR-KEN	R		FT 562	44	44	0	0	95	0	95	7007.08					906		
LYN-BROOK/NAGEL	R		FT 562	8	8	0	0	17	0	17	7007.07					101		
MONTGOMERY HOUSE	R		FT 561	50	50	0	0	109	0	109	7007.04					303		
OLDE TOWNE (LEE STREET)	R		FT 561	126	126	0	0	273	0	273	7007.07					101 107 913		
CAMDEN AT SAYBROOKE	C		GT 122	252	252	0	0	547	0	547	7007.08					901A		
SCHNEIDER/HOUSER	R		FT 342	33	31	2	0	67	0	67	7007.07					929		
SEIDL	R		FT 562	11	11	0	0	24	0	24	7007.07					101		
SPRING RIDGE (LAKEFOREST PL.)	R		FT 561	204	204	0	0	443	0	443	7007.08					904 906		
STREAMSIDE EAST	R		FT 562	237	237	0	0	514	0	514	7007.08					906		
STREAMSIDE WEST	R		FT 562	182	179	3	0	388	0	388	7007.08					905 906		
SUMMIT CREST	R		FT 562	232	231	1	0	501	0	501	7007.08					907 906		
TY GWYN (CROWN)	R		FT 562	25	25	0	0	54	0	54	7007.08					906		
VILLA RIDGE (VICTORY FARM)	C		FT 562	417	417	0	0	905	0	905	7007.08					906		
WAYNE GARDENS	R		FT 561	23	23	0	0	50	0	50	7007.04					303		
WELLS/KEATING (MILLS/NASH)	R		FT 561	18	8	10	0	17	0	17	7007.07					105		
WHETSTONE	R		FT 342	102	102	0	0	221	0	221	7007.07					928		
WOODLAWN PARK	R		FT 342	44	44	0	0	95	0	95	7007.07					928		
YOUNG (KING II)	R		FT 562	6	6	0	0	13	0	13	7007.07					102		
APARTMENT SUBTOTAL					3,488	3,470	18	0	6,293	0	6,293							

* POPULATION FACTOR: 1

DWELLING TYPE: SPECIAL PLACES												
POPULATION FACTOR: H TAX SPECIAL C MAP				UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
ASBURY NURSING HOME*		FT562		1	1	0	0	285	0	285	7007.07	924
WELLS-ROBERTSON HOUSE**		FT561		1	1	0	0	14	0	14	7007.04	109,110,111,203,210,301,302,303
SPECIAL PLACES SUBTOTAL				2	2	0	0	299	0	299		

* POPULATION FACTOR: 285

** POPULATION FACTOR: 14

NEIGHBORHOOD 1 TOTAL				5,500	5,453	39	8	12,581	25	12,606		
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② Difference

CITY OF GAITHERSBURG JULY 1996 01-JULY-96 DWELLING UNITS AND ESTIMATED POPULATION
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NEIGHBORHOOD 2 BRIGHTON	DWELLING UNITS	CURRENT AND ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY POPULATION FACTOR: H TAX 3.15 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
BRIGHTON WOODS	FS 563	139	139	0	0	438	0	438	7007.05	201 302 303 304
BROWN'S ADDITION	FT 341	172	172	0	0	542	0	542	7007.05	103,104,105,106,201,304,305,307
DESELLUM OAKS	FT 341	11	0	0	11	0	35	35	7007.05	201 302
KRA-BAR GARDENS	FS 563	28	28	0	0	88	0	88	7007.05	201 302
LONDONDERRY/WATER'S WAY	FT 341	18	18	0	0	57	0	57	7007.07	118 304 305 306 307
MEEM'S ADDITION	FT 341	49	49	0	0	154	0	154	7007.07	103 110 111 116
OBSERVATORY HEIGHTS	FT 341	60	60	0	0	189	0	189	7007.05	103 107 119 201
ROSEMONT	FS 563	51	51	0	0	161	0	161	7007.05	401A,402,406,407,408,410
SUNNYSIDE COURTS	FT 341	18	18	0	0	57	0	57	7007.05	304
SUMMIT HALL ESTATES	FT 341	32	32	0	0	101	0	101	7007.05	302 304
SUMMIT HALL-SUMMIT PARK	FT 561	16	16	0	0	50	0	50	7007.05	304 119 201
THOMAS ADDITION	FT 341	2	2	0	0	6	0	6	7007.05	201 304
SINGLE FAMILY SUBTOTAL		596	585	0	11	1,843	35	1,877		

DWELLING TYPE: TOWNHOUSES POPULATION FACTOR: H TAX 2.89 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
BRIGHTON EAST I CONDOS	C FS 343	45	45	0	0	130	0	130	7007.05	312
BRIGHTON EAST II CONDOS	C FS 343	69	69	0	0	199	0	199	7007.05	307 308
BRIGHTON EAST III CONDOS	C FS 343	41	41	0	0	118	0	118	7007.05	307
CEDAR VILLAGE CONDOS	C FS 563	45	45	0	0	130	0	130	7007.05	313
CASEY TOWNHOUSES (RENTALS)	R FS 563	12	12	0	0	35	0	35	7007.05	301
DEER PARK PLACE	H FS 343	145	145	0	0	419	0	419	7007.05	312
FOXWOOD	H FT 341	112	112	0	0	324	0	324	7007.05	307
SPRINGHOLLOW	H FT 341	11	11	0	0	32	0	32	7007.05	103
TOWNHOUSE SUBTOTAL		480	480	0	0	1,387	0	1,387		

DWELLING TYPE: APARTMENTS POPULATION FACTOR: H TAX 2.17 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
DIAMOND HOUSE	R FT 341	17	17	0	0	37	0	37	7007.05	103
EXECUTIVE GARDENS	R FT 561	85	84	1	0	182	0	182	7007.05	103
FIRESIDE CONDOS	C FS 343	258	258	0	0	560	0	560	7007.05	309 310 311 314 315
LILAC GARDENS CONDOS	C FT 341	31	31	0	0	67	0	67	7007.05	103
ROSEDALE	R FS 563	192	191	1	0	414	0	414	7007.05	407 410
SEIDL 49 W. DIA.	R FT 341	35	35	0	0	76	0	76	7007.05	103
STRATFORD PLACE	R FT 561	350	349	1	0	757	0	757	7007.05	201
SUMMIT HALL	R FT 341	22	22	0	0	48	0	48	7007.05	103
WEST DEER PARK	R FS 563	198	198	0	0	430	0	430	7007.05	202
APARTMENT SUBTOTAL		1,188	1,185	3	0	2,571	0	2,571		

NEIGHBORHOOD 2 TOTAL	2,264	2,250	3	11	5,801	35	5,836
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CITY OF GAITHERSBURG			
JULY 1996			
01-JULY-96	DWELLING UNITS AND ESTIMATED POPULATION		

NEIGHBORHOOD 3 MUDDY BRANCH	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY				UNIT TOTAL				CURRENT POP.			PROJECTED GROWTH		PROJECTED FUT POP		TRACT		BLOCK	
POPULATION FACTOR: H TAX 3.15 C MAP				UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.											
MISSION HILLS				H	FS 341	52	49	0	3	154	9	164	7008.01				913	
WASH. VILLAGE (CRESTFIELD)					FS 342	90	90	0	0	284	0	284	7008.01				906A	
SINGLE FAMILY SUBTOTAL						142	139	0	3	438	9	447						

DWELLING TYPE: TOWNHOUSES														
POPULATION FACTOR: H TAX		UNIT		UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK			
2.89	C	MAP	TOTAL	COMPL	USES	COMPL	POP	GROWTH	FUT POP					
BRIGHTON WEST I CONDOS	C	FS 343	49	49	0	0	142	0	142	7008.01	901A			
BRIGHTON WEST II CONDOS	C	FS 343	46	46	0	0	133	0	133	7008.01	901A			
BRIGHTON WEST III CONDOS	C	FS 343	49	49	0	0	142	0	142	7008.01	901A			
BRIGHTON WEST IV CONDOS	C	FS 343	52	52	0	0	150	0	150	7008.01	901A			
BRIGHTON WEST V CONDOS	C	FS 343	59	59	0	0	171	0	171	7008.01	901A			
GREENS OF WARTHER	C	FS 342	159	159	0	0	460	0	460	7008.01	909A			
PARK SUMMIT	H	FS 343	323	323	0	0	933	0	933	7008.01	901A			
SHADY GROVE VILLAGE I PAR	H	FS 342	177	177	0	0	512	0	512	7008.01	904 907 908			
SHADY GROVE VILLAGE II PAR 2	C	FS 342	122	122	0	0	353	0	353	7008.01	904 906			
SHADY GROVE VILLAGE II PAR 3	C	FS 342	108	108	0	0	312	0	312	7008.01	904			
SHADY GROVE VILLAGE III SEC.	H	FS 342	80	80	0	0	231	0	231	7008.01	906			
TOWNS OF WARTHER	H	FS 342	335	335	0	0	968	0	968	7008.01	909A			
WASHINGTONIAN TOWNS	H	FS 342	212	212	0	0	613	0	613	7008.01	909A 912			
TOWNHOUSE SUBTOTAL			1,771	1,771	0	0	5,118	0	5,118					

DWELLING TYPE: APARTMENTS														
POPULATION FACTOR:	H	TAX	UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK			
2.17	C	MAP	TOTAL	COMPL	USES	COMPL.	POP	GROWTH	FUT POP					
BRIGHTON VILLAGE	R	FS 343	600	596	4	0	1,293	9	1302	7008.01	902 903			
GOVERNOR'S SQUARE	R	FS 343	238	238	0	0	516	0	516	7008.01	901A			
PARK SUMMIT CONDOMINIUMS	C	FS 343	72	72	0	0	156	0	156	7008.01	901A			
SUBURBAN PARK	R	FS 342	168	168	0	0	365	0	365	7008.01	906A			
APARTMENT SUBTOTAL			1,078	1,074	4	0	2,331	9	2339					

NEIGHBORHOOD 3 TOTAL				2,991	2,984	4	3	7,887	18	7,905
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*Population discovered
and then confirmed this
numbers per site plans*

CITY OF GAITHERSBURG			
JULY 1996			
01-JULY-96	DWELLING UNITS AND ESTIMATED POPULATION		

NEIGHBORHOOD 4 KENTLANDS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY		POPULATION FACTOR: H TAX	UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
		3.15 C MAP	TOTAL	COMPL	USES	COMPL	POP.	GROWTH	FUT POP.		
KENTLANDS:											
GATEHOUSE	H	ES 562	146	142	0	4	447	13	460	7008.06	105
HORSESHOE LOTS	H	ES 563	2	1	0	1	3	3	6	7008.06	105
HILL DISTRICT II	H	ES 563	45 49	42	0	7	132	22	154	7008.06	105
HILL DISTRICT III	H	ES 562	70	55	0	15	173	47	221	7008.06	105
HILL DISTRICT IV	H	ES 562	73 74	37	0	37	117	117	233	7008.06	105
LOWER LAKE DISTRICT	H	ES 563	16	16	0	0	50	0	50	7008.06	105
MIDDLE AND UPPER LAKE (SDP-4)	H	ES 563	62 64	12	0	52	38	164	202	7008.06	105
OLD FARM PHASE I	H	ES 563	17	14	0	3	44	9	54	7008.06	105
OLD FARM PHASE II	H	ES 562	5	5	0	0	16	0	16	7008.06	105
OLD FARM PHASE III	H	ES 562	14	14	0	0	44	0	44	7008.06	105
TSCH. SQ. RD. K-946	H	ES 562	29	24	0	5	76	16	91	7008.06	105
KENTLANDS SUBTOTAL			486	362	0	124	1,140	391	1,531		
QUINCE ORCHARD PARK:											
PARKLANDS PHASE I	FS	123	116	0	0	116	0	365	365	7008.06	105B
PARKLANDS PHASE II	FS	123	159	0	0	159	0	501	501	7008.06	105B
WASHINGTONIAN WOODS	FT	121	375	375	0	0	1,181	0	1,181	7008.06	105
WESTLEIGH	FS	121	192	192	0	0	605	0	605	7008.06	105A 106 107 108
WOODS AT MUDDY BRANCH	FT	121	71	0	0	71	0	224	224	7008.06	105
SINGLE FAMILY SUBTOTAL			1,399	929	0	470	2,926	1,481	4,407		

DWELLING TYPE: TOWNHOUSES		POPULATION FACTOR: H TAX	UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
		2.89 C MAP	TOTAL	COMPL	USES	COMPL	POP	GROWTH	FUT POP		
KENTLANDS:											
GATEHOUSE	H	ES 562	46	46	0	0	133	0	133	7008.06	105
HILL DISTRICT I	H	ES 563	6	6	0	0	17	0	17	7008.06	105
HILL DISTRICT II	H	ES 563	46 43	43	0	0	124	0	124	7008.06	105
HILL DISTRICT I (SDP) KENDRICK	C	ES 563	6	6	0	0	17	0	17	7008.06	105
HILL DISTRICT IV	H	ES 563	23	23	0	0	66	0	66	7008.06	105
HORSESHOE LOTS	H	ES 563	32	32	0	0	92	0	92	7008.06	105
OLD FARM PHASE II	H	ES 562	7	7	0	0	20	0	20	7008.06	105
OLD FARM PHASE III	H	ES 562	23	23	0	0	66	0	66	7008.06	105
MIDDLE & UPPER LAKE (SDP-4)	H	ES 562	21	21	0	0	61	0	61	7008.06	105
ROCKY GORGE (KENTLANDS RIDGE)	H	ES 563	51	51	0	0	147	0	147	7008.06	105
TSCH. SQ. RD. K-946	H	FS 123	31	28	0	3	81	9	90	7008.06	105
KENTLANDS SUBTOTAL			289	286	0	3	827	9	835		
AMBERFIELD	H	FS 342	394	394	0	0	1,139	0	1,139	7008.06	105
THE ORCHARDS	H	ES 562	166	166	0	0	480	0	480	7008.06	105
QUINCE ORCHARD PARK:											
PARKLANDS PHASE I	FS	123	86	0	0	86	0	249	249	7008.06	105B
PARKLANDS PHASE II	FS	123	78	0	0	78	0	225	225	7008.06	105B
TOWNHOUSE SUBTOTAL			849	846	0	3	2,445	9	2,454		

*Mike J. counted each of these.
Some subdivisions changed.*

NEIGHBORHOOD 4, CONTINUED KENTLANDS	DWELLING UNITS				CURRENT & ESTIMATED POPULATION			CENSUS
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DWELLING TYPE: APARTMENTS			POPULATION FACTOR: H TAX		UNIT TOTAL		UNITS COMPL	OTHER USES	TO BE COMPL	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
	2.17	C MAP												
KENTLANDS:														
BUZZUTO CONDOS (BEACON SQ)	C	ES 562	56	56	0	0	122	0	122	7008.06				105
HILL DISTRICT I (KENDRICK PL)	C	ES 563	84	84	0	0	182	0	182	7008.06				105
MID. & UPP. LAKE APTS. (SDP-4)	C	ES 563	28	28	0	0	61	0	61	7008.06				105
KENTLANDS RIDGE	C	ES 563	60	60	0	0	130	0	130	7008.06				105
UPTOWN (BEACON SQ)	C	FS 123	240	240	0	0	521	0	521	7008.06				105
KENTLANDS SUBTOTAL			468	468	0	0	1,016	0	1,016					
QUINCE ORCHARD PARK:														
PARKLANDS PHASE I		FS 123	0	0	0	0	0	0	0	7008.06				105B
PARKLANDS PHASE II		FS 123	112	0	0	112	0	243	243	7008.06				105B
TIMBERBROOK		FS 342	168	84	0	84	182	182	365	7008.06				105
WASHINGTONIAN WOODS	C	FS 122	200	200	0	0	434	0	434	7008.06				105
APARTMENT SUBTOTAL			948	752	0	196	1,632	425	2,057					

DWELLING TYPE: OTHER			POPULATION FACTOR: H TAX				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
1.00 C			MAP	TOTAL	COMPL	USES	COMPL	POP	GROWTH	FUT POP					
OTHER: KENTLANDS URB.COTTAGES															
SDP-1	H	ES 563		45	26	0	19	26	19	45					
SDP-2	H	ES 563		44	0	0	44	0	44	44	7008.06				105
SDP-4 (MIDDLE AND UPPER LAKE)	H	ES 563		31	1	0	30	1	30	31	7008.06				105
OTHER DWELLING SUBTOTAL					120	27	0	93	27	93	120				

NEIGHBORHOOD 4 TOTAL				3,316	2,554		0	762	7,030	2,007	9,038		
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* KENTLANDS UNIT TYPE TOTALS SUBJECT TO FUTURE SCHEMATIC DEVELOPMENT PLAN APPROVALS
AND/OR FINAL SITE PLAN APPROVALS

NOTE: URBAN COTTAGE IS AN ACCESSORY APARTMENT ABOVE A GARAGE.
MIDTOWN FORECASTS CONSIST OF: 45% TOWNHOMES, 45% APARTMENTS & 10% URBAN COTTAGES

CITY OF GAITHERSBURG

JULY 1996

01-JULY-96

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 5	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
DIAMOND FARMS			

DWELLING TYPE: SINGLE FAMILY		H	TAX 3.15 C MAP	UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
POPULATION FACTOR:												
BRIDLEWOOD (FERNSHIRE)		ES 563		80	80	0	0	252	0	252	7008.05	501
DIAMOND COURTS		FT 121		200	200	0	0	630	0	630	7008.05	407 410 411 412 501
DIAMOND HOUSE		FT 122		1	1	0	0	3	0	3	7008.05	301
FERNSHIRE WOODS		ET 561		14	14	0	0	44	0	44	7008.05	501
HIDDEN ORCHARDS		FT 121		23	23	0	0	72	0	72	7008.05	501
HUNTER'S TRACE		FT 121		33	33	0	0	104	0	104	7008.05	411
JOAN'S HILL		FT 122		8	8	0	0	25	0	25	7007.06	905A
LEAFY OVERLOOK		FT 122		3	3	0	0	9	0	9	7008.05	402
LONGDRAFT ESTATES		ES 563		40	40	0	0	126	0	126	7008.05	501
LONGDRAFT OAKS (Diamond)		FT 123		12	1	0	11	3	35	38	7007.06	905B
ORCHARD HILLS (Diamond)		FT 122		91	60	0	31	189	98	287	7008.05	501
PHEASANT RUN		FT 122		152	152	0	0	479	0	479	7008.05	301,304,305,306,307,308,403,404,405
REDA SQUARE		ET 561		68	68	0	0	214	0	214	7008.05	501
WEST RIDING		ET 561		105	105	0	0	331	0	331	7008.05	407 501
SINGLE FAMILY SUBTOTAL				830	788	0	42	2,482	132	2,615		

DWELLING TYPE: TOWNHOUSES													
POPULATION FACTOR: H TAX				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK	
2.89	C	MAP		TOTAL	COMPL	USES	COMPL.	POP	GROWTH	FUT POP			
BENNINGTON (ECHO DALE)	H	FT 122		296	296	0	0	855	0	855	7007.06	904 907 910	
DIAMOND FARMS	H	FT 121		270	270	0	0	780	0	780	7008.05	101 102 501 503	
DORSEY ESTATES	H	FT 122		49	49	0	0	142	0	142	7007.06	907	
FERNSHIRE FARMS/COVENTRY	H	FS 123		342	342	0	0	988	0	988	7008.05	501	
ORCHARD PLACE	H	FT 121		156	156	0	0	451	0	451	7008.05	101 103	
ORCHARD GLEN		FT 122		33	4	0	29	12	84	95	7008.05	301	
PHEASANT RUN (DUPLEXES)	H	FT 122		64	64	0	0	185	0	185	7008.05	301 304 305 402	
SENECA MEWS		FT 121		30	22	0	8	64	23	87	7008.05	304	
TOWNHOUSE SUBTOTAL				1,240	1,203	0	37	3,477	107	3,584			

DWELLING TYPE: APARTMENTS												
POPULATION FACTOR: H TAX				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
2.17 C MAP				TOTAL	COMPL	USES	COMPL.	POP	GROWTH	FUT POP		
DIAMOND SQUARE	R	FT 342		120	120	0	0	260	0	260	7007.06	914
ORCHARD POND	R	FT 122		747	743	4	0	1,612	13	1,625	7007.06	908 918 919
POTOMAC OAKS CONDOS	C	FT 121		540	539	1	0	1,170	3	1,173	7008.05	101 102
QUINCE ORCHARD CLUSTERS	R	FT 122		684	684	0	0	1,484	0	1,484	7008.05	204 301
APARTMENT SUBTOTAL				2,091	2,086	5	0	4,527	16	4,542		

NEIGHBORHOOD 5 TOTAL	4,161	4,077	5	79	10,485	255	10,740
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CITY OF GAITHERSBURG

JULY 1996

01-JULY-96

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 6 GAITHERSBURG NORTH	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY		UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX		TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.		
3.15 C	MAP									
SCATTERED @ WATKINS MILL RD.	FU 341	3	3	0	0	9	0	9	7007.07	903A
SINGLE FAMILY SUBTOTAL		3	3	0	0	9	0	9		

DWELLING TYPE: TOWNHOUSES		UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX		TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.		
2.89 C	MAP									
CARRIAGE HILL	H FT 343	39	39	0	0	113	0	113	7007.07	903A
MONTGOMERY MEADOWS SEC. I	H FT 343	158	158	0	0	457	0	457	7007.07	911 912
MONTGOMERY MEADOWS SEC. II	H FU 341	207	207	0	0	598	0	598	7007.07	905
MONTGOMERY MEADOWS SEC. III (LAKEFOREST GLEN)	H FU 341	93	93	0	0	269	0	269	7007.07	905
WOODLAND HILLS	H FT 343	258	258	0	0	746	0	746	7007.07	903A 904
TOWNHOUSE SUBTOTAL		755	755	0	0	2,182	0	2,182		

DWELLING TYPE: APARTMENTS		UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX		TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.		
2.17 C	MAP									
HUNT CLUB	R FT 343	336	333	3	0	723	9	732	7007.07	919A
MONTGOMERY KNOLLS	R FT 343	210	210	0	0	456	0	456	7007.07	911
VILLAGE OVERLOOK (HYDE PARK)	C FT 343	270	270	0	0	586	0	586	7007.07	903
WINDBROOKE CONDOS	C FU 341	130	130	0	0	282	0	282	7007.07	903
APARTMENT SUBTOTAL		946	943	3	0	2,046	9	2,056		

NEIGHBORHOOD 6 TOTAL		1,704	1,701	3	0	4,238	9	4,247		
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CITY OF GAITHERSBURG

JULY 1996

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD AREA	TOTAL UNITS APPROVED	TOTAL UNITS COMPLETED	OTHER USES NON/RES	UNITS TO BE COMPLETED	CURRENT ESTIMATED POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE POPULATION
NEIGHBORHOOD 1	5,500	5,453	39	8	12,581	25	12,606
NEIGHBORHOOD 2	2,264	2,250	3	11	5,801	35	5,836
NEIGHBORHOOD 3	2,991	2,984	4	3	7,887	18	7,905
NEIGHBORHOOD 4	3,316	2,554	0	762	7,030	2,007	9,038
NEIGHBORHOOD 5	4,161	4,077	5	79	10,485	255	10,740
NEIGHBORHOOD 6	1,704	1,701	3	0	4,238	9	4,247
OVERALL CITY TOTALS	19,936	19,019	54	863	48,023	2,350	50,372

APPROVED DWELLING UNITS BY HOUSING TYPE

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	OTHER APARTMENTS	RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,300	710	3,488	2	5,500
NEIGHBORHOOD 2	596	480	1,188		2,264
NEIGHBORHOOD 3	142	1,771	1,078		2,991
NEIGHBORHOOD 4	1,399	849	948	120	3,316
NEIGHBORHOOD 5	830	1,240	2,091		4,161
NEIGHBORHOOD 6	3	755	946		1,704
OVERALL CITY TOTALS	4,270	5,805	9,739	122	19,936

COMPLETED DWELLING UNITS BY HOUSING TYPE

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	OTHER APARTMENTS	RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,271	710	3,470	2	5,453
NEIGHBORHOOD 2	585	480	1,185		2,250
NEIGHBORHOOD 3	139	1,771	1,074		2,984
NEIGHBORHOOD 4	929	846	752	27	2,554
NEIGHBORHOOD 5	788	1,203	2,086		4,077
NEIGHBORHOOD 6	3	755	943		1,701
OVERALL CITY TOTALS	3,715	5,765	9,510	29	19,019

HOUSING TYPE BY PERCENTAGE

TYPE OF DWELLING UNIT	APPROVED TOTAL UNITS	PERCENT OF UNIT TOTAL	CURRENT DWELLING UNITS	PERCENT OF CURRENT	FUTURE DWELLING UNITS	PERCENT OF FUTURE TOTAL
SINGLE FAMILY UNITS	4,270	21.4%	3,715	19.5%	555	60.5%
TOWNHOUSE UNITS	5,805	29.1%	5,765	30.3%	40	4.4%
APARTMENT UNITS	9,739	48.9%	9,510	50.0%	229	25.0%
OTHER	122	0.6%	29	0.2%	93	10.1%
OVERALL CITY TOTALS	19,936	100.0%	19,019	100.0%	917	100.0%